



20230627000191100 1/2 \$44.00
Shelby Cnty Judge of Probate, AL
06/27/2023 02:05:45 PM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

Warranty Deed

Know all Men by these Presents: That, in consideration of Ninety-Three Thousand Five Hundred and 00/100 Dollars (93,500.00), as determined by the Contract of Sale, and other good and valuable consideration to her in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **AMBER DAVIS, A MARRIED WOMAN** (herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto **SCOUT LAND GROUP LLC** (herein referred to as "Grantee") the following described real estate situated in Shelby County, Alabama, to-wit:

All that certain lot or parcel of land situated in the **County of Shelby**, State of Alabama, and being more particularly described as follows:

Begin at a concrete monument locally known as the Northwest corner of the Southwest Quarter of the Southwest Quarter of section 9, Township 19, Range 2 East; thence North 89°06'31" East along the North line of said ¼ - ¼ Section and run 1023.14 feet to a 5/8-inch rebar; thence South 00°33'32" East and run 374.78 feet to a 5/8-inch capped rebar; thence South 50°24'07" West and run 298.89 feet to a 5/8-inch rebar; thence South 46°08'44" West and run 420.13 feet to a 5/8-inch rebar; thence South 43°18'21" East and run 420.10 feet to a 5/8-inch rebar on the Northerly right of way line of County Road No. 81, said point being on a curve to the right having a central angle of 22°06'26" and a radius of 878.86 feet; thence along the chord of said curve South 71°47'46" West and run a chord distance of 335.50 feet to a point on the North right of way line of County Road No. 83; thence along last right of way line North 83°01'46" West and run 453.96 feet to a 5/8-inch capped rebar on the West line of said ¼ - ¼ Section; thence along said ¼ - ¼ line North 00°35'12" West and run 1195.93 feet back to the point of beginning.

According to survey of Brad S. Lucas, PLS # 23005, dated April 4, 2001.

Property being in Shelby County, Alabama.

A portion of the above-described property now lying within the survey of WyndSOR Trace Phase 1, as recorded in Map Book 37, Page 63, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT Lots 1,2,4,6,10,24,25,26,27,28,29,30 and 31, according to the survey of WyndSOR Trace Phase 1, as recorded in Map Book 37, Page 63, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights.

1. Subject to rights granted to Alabama Power Company as shown by instrument recorded as Instrument No. 20160422000132930, Probate Office, Shelby County, Alabama.

\$ 74,800.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

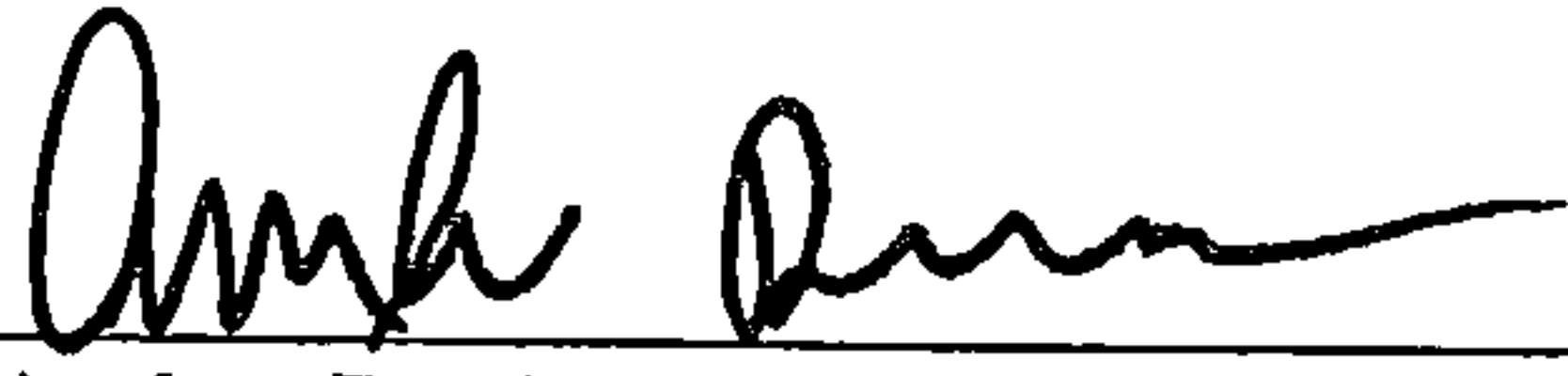
This property does not constitute the homestead of the grantor or her spouse.

Shelby County, AL 06/27/2023
State of Alabama
Deed Tax: \$19.00

To Have and To Hold the aforegranted premises to the said Grantee, its successors and assigns forever.

And the said Grantor does, for herself, her heirs and assigns, covenant with said Grantee, its successors and assigns, that she is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that she has a good right to sell and convey the same as aforesaid, and that she will and her heirs and assigns shall **Warrant and Defend** the premises to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor has set her hand and seal this ____ day of June, 2023.


_____{L.S.}
Amber Davis

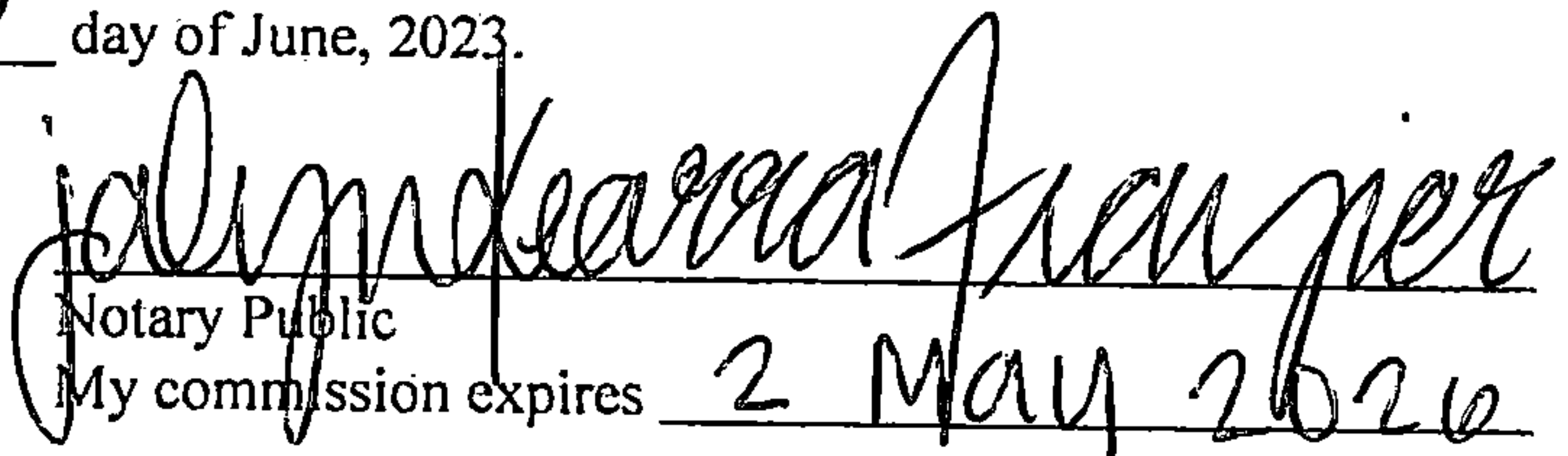
STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned notary public, in and for said county and state, hereby certify that **Amber Davis**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 15 day of June, 2023.





Notary Public
My commission expires 2 May 2026

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

GRANTOR'S MAILING ADDRESS:

GRANTEE'S MAILING ADDRESS:

109 Thatcher Drive
Vincent, AL 35178

PROPERTY ADDRESS:

109 Thatcher Drive
Vincent, AL 35178

THIS INSTRUMENT PREPARED BY:

Brandy K. Pearson, Atty at Law
118 Church Street, Suite 3
Rainbow City, AL 35906
Phone: (256)442-0477 / Fax: (256)442-0479
File # 2023126